107.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,001,400 / 1,001,400
					USE VALUE:	1,001,400 / 1,001,400
					ASSESSED:	1,001,400 / 1,001,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		PAWNEE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIES ROBERT J & IOANA
Owner 2:	
Owner 3:	
Street 1:	10 PAWNEE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MACBEATH GAVIN -
Owner 2:	MACBEATH LIANE MICHELE -
Street 1:	10 PAWNEE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,500 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 3918 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10500.000	486,900		514,500	1,001,400
Total Card	0.241	486,900		514,500	1,001,400
Total Parcel	0.241	486,900		514,500	1,001,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 255.59 | /Parcel: 255.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68410
GIS Ref
GIS Ref
Insp Date 08/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 107.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	486,900	0	10,500.	514,500	1,001,400	1,001,400	Year End Roll	12/18/2019
2019	101	FV	372,100	0	10,500.	514,500	886,600	886,600	Year End Roll	1/3/2019
2018	101	FV	369,800	0	10,500.	441,000	810,800	810,800	Year End Roll	12/20/2017
2017	101	FV	369,800	0	10,500.	411,600	781,400	781,400	Year End Roll	1/3/2017
2016	101	FV	369,800	0	10,500.	352,800	722,600	722,600	Year End	1/4/2016
2015	101	FV	368,000	0	10,500.	316,100	684,100	684,100	Year End Roll	12/11/2014
2014	101	FV	368,000	0	10,500.	292,500	660,500	660,500	Year End Roll	12/16/2013
2013	101	FV	368,000	0	10,500.	278,900	646,900	646,900		12/13/2012

!8420!

PRINT

Date	Time
12/10/20	22:59:46

LAST REV

Date	Time
08/23/18	11:30:11

apro

TAX DISTRICT

PAT ACCT. 8420

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACBEATH GAVIN,	1401-101		6/28/2011		660,000	No	No		
LYONS SEAN S &	1251-198		5/8/2002		550,000	No	No		
	1073-127		9/1/1990		255,000	No	No		Y

USER DEFINED

Prior Id # 1:	68410
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2015	68	Re-Roof	10,900					Strip and replace
10/17/2003	896	Manual	500	C				COVER FRAMING OF B
10/12/1994	581		38,000	C				12X12 ADD+ OVER/GA

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	External Ins	BR	B Rossignol
2/17/2009	Meas/Inspect	189	PATRIOT
8/10/2002	MLS	MM	Mary M
11/10/1999	Mailer Sent		
10/29/1999	Measured	243	PATRIOT
10/12/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10500		Sq. Ft.	Site		0	70.	0.70	4									514,500						514,500	

Total AC/HA: 0.24105 | Total SF/SM: 10500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 514,500 | Spl Credit | Total: 514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.16698670
Const Adj.:	1.00191343
Adj $ / SQ:	111.076
Other Features:	128073
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545858
Depreciation:	58953
Depreciated Total:	486905

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

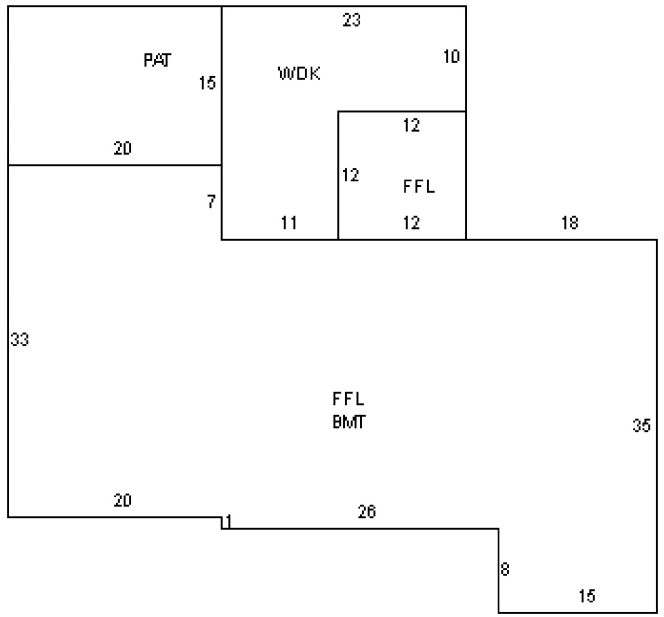
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	122.18
Special Features:	0	Val/Su Net:	106.31
Final Total:	486900	Val/Su SzAd	239.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,031	111.080	225,595
BMT	Basement	1,887	73.310	138,336
WDK	Deck	362	8.780	3,178
PAT	Patio	300	3.510	1,052

	Net Sketched Area:	4,580		Total:	368,161
Size Ad	2031	Gross Are	4580	FinArea	3918

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	